



# GUILDHALL HOUSE

Guildhall Street, Preston PR1 3NU

**TO LET HIGH QUALITY  
REFURBISHED OFFICE SPACE  
SUITES FROM 2,945 TO 10,322 SQ FT**

# DESCRIPTION

Guildhall House provides modern refurbished accommodation arranged over five storeys, with parking to the rear.

Following a comprehensive refurbishment Guildhall House now offers some of the best office accommodation available in central Preston.

The building benefits from the following:

## QUALITY OPEN PLAN OFFICES

- Suspended ceilings incorporating Cat II lighting
- Central heating
- Perimeter trunking for power, data and telecoms
- Building amenities include:
  - 1 no. 8 person passenger lift
  - On-site parking
  - DDA compliant
  - Showers and changing facilities available in adjacent building

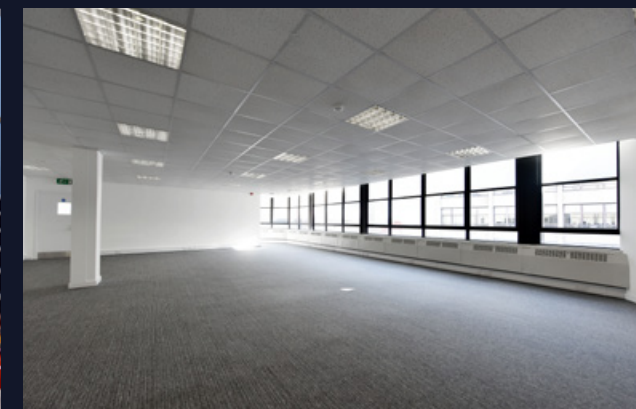
The property benefits from a private car park to the rear, which is accessed via Cannon Street

## CAR PARKING

In addition to the on-site car parking there are spaces available on the Avenham Street car park on weekly, monthly and quarterly contracts.

## ACCOMMODATION

Part First	3,532 sq ft
Part Second	3,845 sq ft
Third	2,945 sq ft
<b>SUB-TOTAL</b>	<b>10,322 sq ft</b>



# LOCATION

Guildhall House is prominently situated fronting Guildhall Street in the heart of Preston's commercial district, close to Winckley Square and numerous car parks.

The property is within walking distance of the railway station. The main retail street, Fishergate, is close by where all the major banks, shops, café bars & restaurants are located.

Preston enjoys excellent connectivity by road, rail and air.

## ROAD

The City lies adjacent to M6 Motorway, accessed via Junctions 29 to 32, providing direct links to the M55, M61 and M65 Motorways

## RAIL

Preston is on the West Coast Main Line connecting to London and Glasgow. Preston Railway Station is a 7 minute walk from Guildhall House

## AIR

- Manchester Airport – 43 miles
- Blackpool Airport – 15 miles
- Liverpool Airport – 48 miles



# KEY

## BARs, RESTAURANTS & COFFEE SHOPS

- 01 Pizza Express
- 02 We Don't Give a Fork
- 03 Fives
- 04 Wings Beer & Co
- 05 The Wellington Inn
- 06 Glovers Bar
- 07 Turtle Bay
- 08 Angelo's
- 09 Stratos
- 10 Hogarth's

## SHOPPING & AMENITIES

- 01 Fishergate Shopping Centre
- 02 St George's Shopping Centre
- 03 Harris Museum & Art Gallery



UNIVERSITY OF CENTRAL LANCASHIRE

PRESTON BUS STATION

PRESTON TRAIN STATION

WINKLEY SQUARE

AVENHAM PARK

POSTCODE: PR1 3NU



UNIVERSITY OF CENTRAL LANCASHIRE

PREMIER INN

FISHERGATE SHOPPING CENTRE

PRESTON TRAIN STATION

ST GEORGE'S SHOPPING CENTRE

FISHERGATE

WINCKLEY SQUARE

TOWN HALL

BUS STATION

PRESTON GUILDHALL

CAR PARK

MULTI STOREY CAR PARK

AVENHAM PARK



# DEMOGRAPHICS



## LARGE UNIVERSITY

UCLAN is in the City Centre and is one of the largest universities in the UK with a student intake of roughly 25,000 students each year.



## IMPRESSIVE PARKS

Home to some of the most picturesque areas in the North West, Preston boasts two amazing parks (Avenham and Miller Parks) within walking distance of the city centre, with views to the Lake District on a good day.



## WELL CONNECTED

Preston is a hub for connectivity and central in the UK making it ideal for both North and South, as well as being close to both Manchester and Liverpool.



## A GROWING FOOD & DRINK SCENE

In line with the City's growth, Preston has seen an increase in demand for top quality restaurants and bars.



## PROXIMITY TO THE LAKE DISTRICT

Less than an hour's drive to the fantastic UNESCO Heritage site, hosting the county's best walks, activities and nature areas.



# GALLERY



# GALLERY



# CONTACT

## EPC

An EPC is available on request.

## VAT

All prices are subject to VAT.

## TERMS

The premises are available on flexible lease terms for a term of years to be agreed.

## RENTAL

On application.

## MORE INFORMATION

Further information please contact:



**DANNY PINKUS**  
[danny@pinkus.co.uk](mailto:danny@pinkus.co.uk)



**RICHARD WHARTON**  
[richard.wharton@eu.jll.com](mailto:richard.wharton@eu.jll.com)



01925 597 600  
[paul.wrigglesworth@wainestates.co.uk](mailto:paul.wrigglesworth@wainestates.co.uk)  
[www.wainestates.co.uk](http://www.wainestates.co.uk)



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